

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, November 18, 2014 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness, Charlton & Egley; Messrs. Bragg, Farmer, Mitch, Rosatone, & Stuber

Absent: Mr. Zagorski

Staff: Frank Mancini, Jr., Director of Planning & Economic Development  
Joseph C. West, Department Manager of Planning William C. Evans, Associate Planner  
Frank Vescio, Planning Asst/GIS Coordinator Susan M. Jamery, Senior Admin. Asst.  
Sara Knapp, Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr

Guests: Jim Shaner, of BC Conservation District (BCCD), and Joe Widener of Sen. Vogel's office

#### **Approval of previous meeting minutes**

A motion was made by Ms. Charlton and seconded by Mr. Bragg to approve the minutes of the October 21, 2014 meeting. Motion carried unanimously.

#### **OLD BUSINESS**

**Projects Status** – Staff noted: On the Stormwater Management Project (Act 167) – no change in status. Floodplain – Sara attended the L273 FPM course Nov 2-6 and took the Certified Floodplain Manager exam on 11-7. FEMA 10-21-14 flood Insur. Rate Map Update email attached. On the Greenways & Trails – Ohio River Trail – status unchanged. Raccoon Creek Watershed Conservation Plan – the cultural, historical & recreation facilities sections are on the Independence Conservancy website. Natural Heritage Inventory – status unchanged. EPA Brownfields Coalition Assessment Grant – Frank M, Bill & Sara participated in a phone conference with EPA regarding project administration. ARC – Midland Project – We were told unofficially that this project did not receive funding. Aliquippa East End Gateway – considering expanding the project area to include the West Aliquippa Bridge. Aliquippa Train Station – status unchanged. GIS Update – Baker Engineering emailed BC a link of the new GIS portal website. The link showed a demo on how to use the new site. Baker Engineers will do a demo for the BOC on 12-2-14 at 10 am. When asked by Mr. Mitch if the Board members could attend the 12-2 GIS Portal demo, Mr. Mancini told them they can attend and/or they can schedule a time to come in the office and staff can give them a brief overview of GIS capabilities. Multi Municipal Comprehensive Plan – COG multi-municipal comprehensive plan for 9 communities in the southern portion of BC – status unchanged. Brighton Twp Greenways Plan – The Committee has scheduled the first public meeting for 11-19-14 at Two Mile Run Park from 7 – 8:30 pm. Sara will be attending. MS4 Joint Ad – Sara is coordinating the MS4 joint ad for the DEP designated MS4 municipalities in and/or serving BC, which is a huge saving to the municipalities. This item will be added to the project status chart.

#### **NEW BUSINESS**

##### **Development**

##### **Subdivisions for Review and Report (Major)**

BAR Acquisitions Subdiv Beaver Boro 9 Lots	Dolores Bryant Lot Cons Pl Beaver Falls City 3 Lots	Stoney Ridge Subd #3 Center Twp 6 Lots	Yund/Wilson Subdiv Daugherty Twp 3 Lots
Lutz-Fisher 2014 Rev Pl Franklin Twp 12 Lots	Yadav Pl #1 Hopewell Twp 3 Lots	RS Bellco FCU Plan New Brighton Boro 4 Lots	Worthing Subdiv #1 New Sewickley Twp 3 Lots

After staff's review of all the plans except for the Stoney Ridge Subdiv #3, a motion was made by Mr. Mitch and seconded by Mr. Farmer to accept staff comments and forward to the respective municipalities. Motion carried unanimously. On the Stoney Ridge Subdiv #3 Plan, a motion was made by Mr. Stuber and seconded by Mr. Mitch to approve staff's report, as revised (regarding the parcel that will become part of SR 18) and forward to the municipality. Ms. Egley abstained and the motion carried.

##### **Subdivisions for Review and Report (Minor)**

Erjavac Subd # 1 Center Twp	Kelosky Subd #1 Franklin Twp	Boblyn Gumpf Revocable Liv Trust Pl South Beaver Twp
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### **Recommendations**

#### **Proposed Land Developments**

Center Twp – Stone Quarry Commons LD – plans to construct an 18,600 sf building containing 4 units on Wagner Road. After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Farmer to accept staff comments and forward to Center Twp. Ms. Egley and Ms. Barness abstained and the motion carried.

Center Twp – Ryno Productions Building Addition LD – plans to construct a 3,115 sf building on Pleasant Drive (T-522). After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Farmer to accept staff comments and forward to Center Twp. Ms. Egley and Ms. Barness abstained and the motion carried.

Hopewell Twp – McDonalds Store LD – plans to expand the building/drive thru on Brodhead Rd (SR 3007) & Heights Rd. (SR 3038). After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Barness to accept staff comments and forward to Hopewell Township. Motion carried unanimously.

### **Notifications**

#### **Air Quality Permits**

Potter Twp – BASV Corporation – Permit to install and operate 2 natural gas fired combustions units at its 370 Frankfort Road facility.

#### **Encroachment Permits**

Center Twp – Gary Hicks – Permit to cross Shafers Run Stream to construct a driveway & utilities.

#### **NPDES Permits**

Center Twp – Castlebrook Development Group LLC – Permit for the Stone Quarry Commons – Lot 15 project.

Hopewell Twp – Cornerstone Christian Fellowship – Permit for the Cornerstone Christian Fellowship – new church building project.

New Sewickley & Rochester Twps – Columbia Gas of PA -0 Permit for the D-1680 Freedom Pipeline Replacement project. **Oil & Gas Permits**

Potter Twp – CSXT – Keith A Brinker – Permit for the improvements to existing Poor Farm Yard project.

New Sewickley Twp – Cardinal PA Midstream, LLC (3) Permit for erosion & sedimentation control plans & post construction stormwater management plan for the 1) B2 to B1 Pipeline project, 2) Pike to MWE Pipeline project, and 3) B1 to Pike Pipeline project.

New Sewickley Twp – PennEnergy Resources LLC – Permit for the Beaver Pad 11 project.

South Beaver Twp – Utica Gas Services – Permit for the Blackhawk Gathering Line.

#### **Misc. Permits & Info**

Potter & Center Twp – Duquesne Light Co. – Permit for approval to site and relocate approx.. 1.6 miles of double circuit 138 kV transmission line to accommodate a proposed new industrial plant.

Enon Valley, PA – Ken Clarke – On farm composting application materials being submitted to PA DEP for his farm at 616 Burkley Road, Enon Valley, PA.

### **OTHER**

#### **Consistency/General Comment Letters - (Approval/Ratification)**

- Stone Quarry Commons Lot 15 - & NPDES permit – Center Twp – A
- Cardinal PA Midstream LLC – B2 to B1 Pipeline - New Sew Twp – & oil & gas permit – A
- Cardinal Pa Midstream, LLC – Pike to MWE Pipeline – New Sewickley Twp –& oil & gas permit – A
- CSXT-Keith A Brinker - Improvements to existing Poor Farm Yard – Monaca PA & NPDES Permit - A
- Cornerstone Christian Fellowship- New Church Bldg – Hopewell Twp & NPDES Permit – A
- Columbia Gas of PA – D-1680 Freedom Pipeline Replacement – Rochester & New Sewickley & NPDES Permit – A
- Utica Gas Serv – Blackhawk Gathering Line – South Beaver Twp – & oil & gas permit - A

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept/ratify the above letter and the motion carried unanimously.

#### **Misc./Informational**

- Nominating Committee Report – will be discussed at the December meeting.

### **Adjournment**

There being no further business, Ms. Egley made the motion to adjourn and Ms. Barness seconded. Motion carried unanimously and the meeting was adjourned.